

**NOTICE OF TYPE II
DEVELOPMENT REVIEW
APPLICATION AND OPTIONAL
SEPA DETERMINATION OF
NON-SIGNIFICANCE**

(Form DS1301A)



The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the County expects to issue a **Determination of Non-Significance (DNS)** for the proposal allowed by state law and Clark County Code (CCC), Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

Closing Date for Public Comments:

June 2, 2009

Information regarding this application can be obtained by contacting the staff contact person listed below, or visit the Public Service Center, Development Services Division, 1300 Franklin Street, 3rd Floor, Vancouver, Washington.

Date of this notice: May 19, 2009

Project Name: TALBOT ESTATES

Case Number: PLD2009-00017; SEP2009-00034; GEO2009-00010

Location: 34900 NE Taylor Valley Road

Request: The applicant is requesting to short plat 19.8 acres into two single-family residential lots located in the R-10 zone district.

Applicant/Owner: Tom & Debbie Talbot
10516 NW 26th Avenue
Vancouver, WA 98685
(360)573-5049; (360)573-1910 fax

Contact Person: Joe Talbot
2113 NE 87th Avenue
Vancouver, WA 98664
(360)901-0946; (360)573-1910 fax
joetalbot@comcast.net

Zoning: R-10

Comp Plan Designation: R-10

Parcel Number(s): 266120-000

Township: 5 North Range: 2 East SW ¼ of Section: 31

Applicable Code Sections: Clark County Code Title 14 (Buildings and Structures), 15.12 (Fire Code); 40.4 (Critical Areas), 40.350 (Transportation & Circulation); 40.210 (Rural and Resource Residential Zoning Districts), 40.370.010 (Sewer); 40.370.020 (Water Supply); 40.380 (Stormwater and Erosion Control); 40.5 (Procedures); 40.510.020 (Type II Process); 40.540.030 (Short Plats); Section 40.350.020 (Transportation Concurrence), 40.610 & 40.620 (Impact Fees) 40.570 (SEPA); RCW 58.17 (State Platting Laws) and the Clark County Comprehensive Plan.

Neighborhood Contact: Neighborhood Advisory Council of Clark County (NACCC) Art Stubbs, Vice Chair; 6804 NE 86th Court; Vancouver, WA 98662; sixsplus8@aol.com

Staff Contact Person:

Planner Name: Terri Brooks (360) 397-2375, ext. 4885

E-mail: terri.brooks@clark.wa.gov

Team Leader Name: Travis Goddard (360) 397-2375, ext. 4180

Please email SEPA comments to: susan.rice@clark.wa.gov

Responsible Official: Michael V. Butts, Development Services Manager
Public Service Center, Department of Community Development, 1300 Franklin Street, P.O. Box 9810, Vancouver, WA 98666-9810

Application Filing date: 4/16/09

Fully Complete Date: 5/6/09

SEPA Options:

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible

significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval); or,
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

Timelines/Process:

Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

Appeal Process:

The responsible official's decision on the application may be appealed to the County Hearings Examiner by the applicant or any person or group that qualifies as a "Part of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline. Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

SEPA Appeals:

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance).

A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing County Code or other law.

A **procedural or substantive appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered at a scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):
(<http://www.clark.wa.gov/commdev/active-landuseN.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:
(<http://www.clark.wa.gov/commdev/agendasN.asp>)
- Applications and Information Handouts for each Type of Land Use Permit:
(<http://www.clark.wa.gov/commdev/applicationsN.html>) (*Landuse*)

Phone: (360) 397-2375; Fax: (360) 397-2011

Web Page at: <http://www.clark.wa.gov>

Attachments:

- Proposed project site/land division plan
- Map of property owners receiving notice

Agency Distribution:

This notice is being provided to the following agencies with jurisdiction whose services maybe impacted by implementation of this proposal:

Federal Agencies:	U.S. Army Corps of Engineers - Enforcement Division
Tribes:	Cowlitz Indian Tribe Yakama Nation Chinook Tribe
State Agencies:	Department of Natural Resources (S.W. Region) Department of Ecology Department of Fish and Wildlife Department of Transportation
Regional Agencies:	Fort Vancouver Regional Library Southwest Clean Air Agency Vancouver-Clark Parks & Recreation
Local Agencies:	Clark County Department of Community Development Development Services Development Engineering Fire Marshal's Office Clark County Health Department Clark County Public Works Transportation Division Clark County Conservation District Clark County Water Resource Council City of Vancouver Transportation
Special Purpose Agencies:	Fire Protection District # 10 Clark Public Utilities Clark Regional Wastewater District/City of Vancouver Water/Sewer
The Media	The Columbian The Oregonian The Reflector Vancouver Business Journal The Post Record
Other:	Applicant Clark County Neighbors Clark County Natural Resources Council Clark County Citizens United C-Tran Neighborhood Association

Add Attachment for Agencies:

- SEPA checklist

ENVIRONMENTAL CHECKLIST

BACKGROUND

1. Name of proposed project, if applicable:

Talbot Estates

2. Name of applicant:

Tom & Debbie Talbot

3. Address and phone number of applicant and contact person:

10516 NW 26th Avenue
Vancouver, WA 98685
(360) 573-5049
Contact: Joe Talbot
2113 NE 87th Avenue
Vancouver, WA 98664
(360) 901-0946

4. Date checklist prepared:

April 11, 2009

5. Agency requesting checklist:

Clark County

6. Proposed timing or schedule (including phasing, if applicable):

Summer 2009

7. Do you have any plans for future additions, expansion, of further activity related to or connected with this proposal? If yes, explain.

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

An Archeological Predetermination prepared by Archaeological Services of Clark County, dated November 25th, 2008 has been included in this application.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No formal applications are pending for this property.

10. List any governmental approvals or permits that will be needed for your proposal, if known.

Approval of SEPA Checklist, short plat and related permits.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The intent is to subdivide 19.8 acres into two (2) single family residential lots in conformance with the R-10 zoning standards.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Site Address: 34900 NE Taylor Valley Road
The site is located in the Southwest Quarter of Section 31, Township 5 North, Range 2 East of the Willamette Meridian, Clark County, Washington.
Parcel Serial Number 266120-000

TO BE COMPLETED BY APPLICANT

EVALUATION FOR ENVIRONMENTAL ELEMENTS **AGENCY USE ONLY**

1. **Earth**

- a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other.

- b. What is the steepest slope on the site (approximate percent slope)?

2% of the site is 40 – 100% Slope, although the majority of the site does not exceed 25% Slope.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any prime farmland.

HcB (49% of parcel), OhF (23% of parcel), HcD (11% of parcel), HcF (6% of parcel), HoB (5% of parcel) & HcE (5% of parcel)

d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

No

e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

Some cut and/or fill will be necessary for the building pad on Lot 2 and driveway construction. Excess soil will be retained onsite. Approx. 1 ,500 cy of cut and/or fill is estimated.

f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

Yes, some erosion may occur in areas of grading that will require erosion control measures.

g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

Less than 1%

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

Temporary erosion control measures will be utilized during construction.

2. **Air**

a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

Some dust will occur during construction as well as emissions from diesel equipment during construction. When the project is completed, the air quality impacts will be that of automobiles that belong to the residents.

b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

None are known.

c. **Proposed measure to reduce or control emissions or other impacts to air, if any:**

Use of water during construction to minimize dust in the air.

3. Water

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Lockwood Creek and one of its tributaries flow through the parcel. Both streams are mapped as DNR Type F streams and require a 200-foot riparian habitat conservation zone buffer. The 200-foot buffer is depicted on the proposed plat map.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of water and anticipated volume of discharge.

No.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the

number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

There is an existing septic system serving lot 1. A septic system will be installed in conformance with Clark County Health Department requirements to serve Lot 2 upon building construction.

Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Surface water runoff will be generated from the proposed rooftop on Lot 2, and the proposed driveway. Runoff will likely sheet flow to existing ground surfaces.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any.

Drywells will be used.

4. Plants

- a. Check or circle types of vegetation found on the site:

 x deciduous tree: alder, maple, aspen, other: cottonwood

 x evergreen tree: fir, cedar, pine, other

 x shrubs

 x grass

 pasture

 crop or grain

 x wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

 water plants: water lily, eelgrass, milfoil, other

 x other types of vegetation (blackberries)

- b. What kind and amount of vegetation will be removed or altered?

Existing vegetation will be removed for driveway, home construction and at the frontage to enhance site distance.

- c. **List threatened or endangered species known to be on or near the site.**

None known.

- d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

Native trees will be planted to provide a buffer to the north property.

5. **Animals**

- a. **Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:**

None observed, but it is likely that deer and small animals such as rabbits and mice may reside onsite.

Birds: hawk, heron, eagle, songbirds, other: _____.

Mammals: deer, bear, elk, beaver, other: _____.

Fish: bass, salmon, trout, herring, shellfish, other: _____.

- b. **List any threatened or endangered species known to be on or near the site.**

None known.

- c. **Is the site part of a migration route? If so, explain.**

No.

- d. **Proposed measures to preserve or enhance wildlife, if any.**

None

6. **Energy and Natural Resources**

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Electric will be used to supply energy needs.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No.

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

None.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No.

- 1) Describe special emergency services that might be required.

None.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

None.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

There are existing homes adjacent to the site with noise that typically comes from human habitation, such as automobile and lawn maintenance equipment.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, others)? Indicate what hours noise would come from the site.

Construction noise during normal working hours. Following home construction, there will be noise that typically comes from human habitation.

- 3) Proposed measures to reduce or control noise impacts, if any.

Construction during County approved working hours only.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

Current uses of adjacent properties consist of mostly underdeveloped residential properties surrounding the site. Forest tier II-40 (FR-40) is designated to the north and Rural 10 (R-10) is designated to the east, west and south of the site.

- b. Has the site been used for agriculture? If so, describe.

Yes. The property has been used for cattle.

- c. Describe any structures on the site.

There is currently a home under construction on the proposed Lot 1.

- d. Will any structures be demolished? If so, what?

No.

- e. **What is the current zoning classification of the site?**

R-10

- f. **What is the current comprehensive plan designation of the site?**

R-10

- g. **If applicable, what is the current shoreline master program's designation of the site?**

Not applicable.

- h. **Has any part of the site been classified as an "environmentally sensitive" area?
If so, specify.**

No.

- i. **Approximately how many people would reside or work in the completed project?**

Estimating 2.5 people per household, there would be approximately 5 people residing within the project.

- j. **Approximately how many people would the completed project displace?**

None.

- k. **Proposed measures to avoid or reduce displacement impacts, if any:**

None.

- l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

The surrounding properties are large lots with single family dwellings. The proposed lots are compatible with the existing surrounding development, which is mostly residential.

9. **Housing**

- a. **Approximately how many units would be provided, if any?
Indicate whether high, middle, or low-income housing.**

Two single-family detached middle to high income units.

- b. **Approximately how many units, if any, would be eliminated?
Indicate whether high, middle, or low-income housing.**

None

- c. **Proposed measures to reduce or control housing impacts, if any.**

None

10. Aesthetics

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Two-story wood exteriors would be the maximum structure height.

- b. **What views in the immediate vicinity would be altered or obstructed?**

None.

- c. **Proposed measures to reduce or control aesthetic impacts, if any.**

None.

11. Light and Glare

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Headlights from automobiles and existing street lights will occur at night.

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

No.

- c. **What existing off-site sources of light or glare may affect your proposal?**

None.

- d. **Proposed measures to reduce or control light and glare impacts, if any.**

None.

12. Recreation

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**

None.

- b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No.

- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.**

None.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

The Developer's GIS Packet indicates a high archeological predictive at 80-100% on 95% of the parcel. An archaeological investigation was conducted on the site with no indicators found.

- c. Proposed measures to reduce or control impacts, if any.

None.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The site is located on NE Taylor Valley Road. Access to both lots will be via a joint driveway.

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No. The closest public transit location is in Battle Ground.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Parking will be on private driveways and garages on each lot.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

An additional 2 trips per day is estimated for the additional lot with usual residential morning and evening peaks.

g. Proposed measures to reduce or control transportation impacts, if any.

None.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No

b. Proposed measures to reduce or control direct impacts on public services, if any.

None.

16. Utilities

**a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone,
sanitary sewer, septic system, other: _____.**

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water service is available and will be provided by Clark Public Utilities. Sewer will be provided by individual septic systems in conformance with Clark County Health District requirements. Other existing utilities such as electrical, telephone, gas and cable will be extended to serve the site.

SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:


Joe Talbot

Date Submitted: April 14, 2009

APPLICANT/OWNER: TOM AND DEBBIE TALBOT
10516 NW 26TH AVE VANCOUVER WA 98685
tomtalbot@comcast.net
HOME (360)573-5049
WORK (360)573-6831

PROPOSED SHORT PLAT PLAN

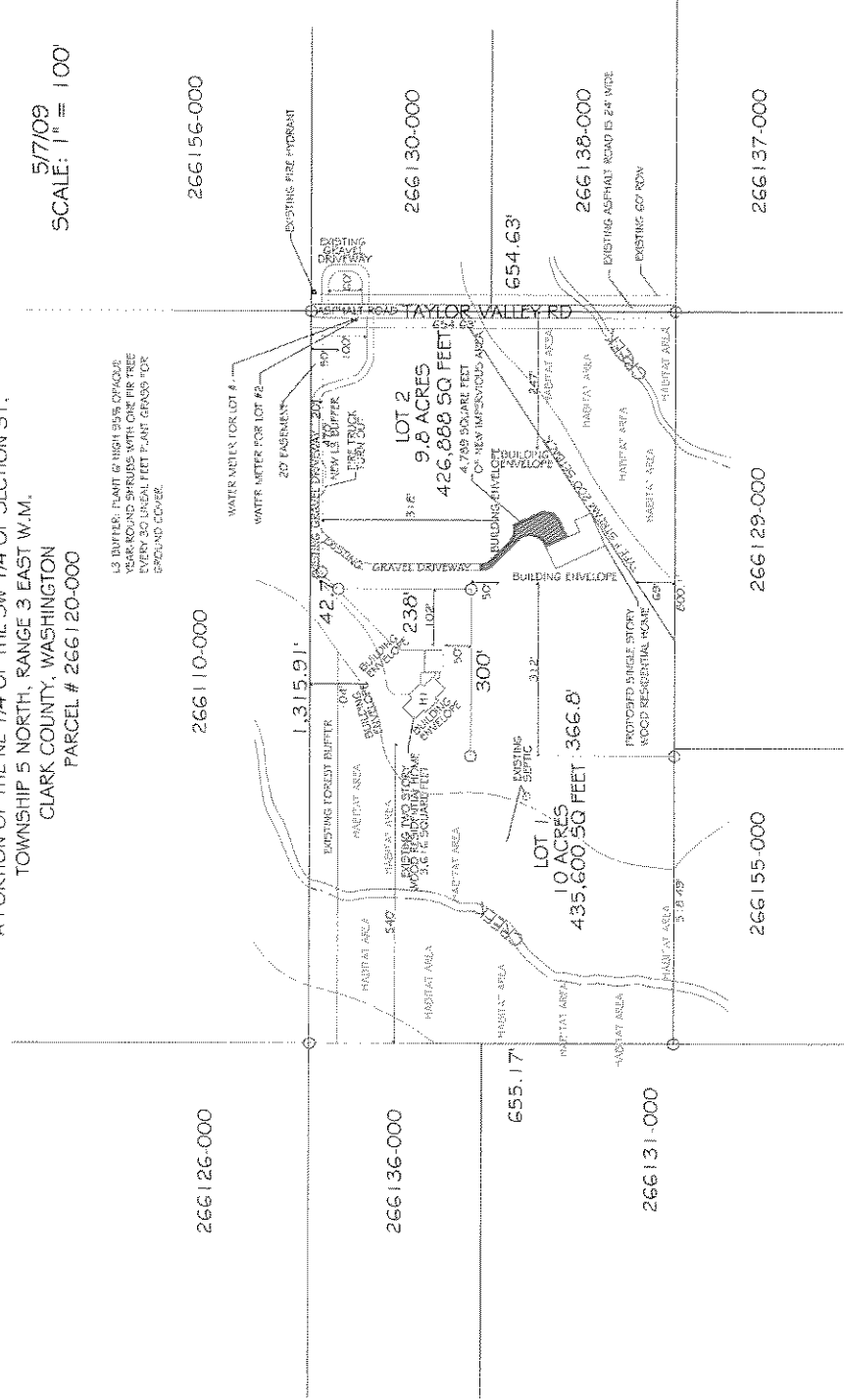
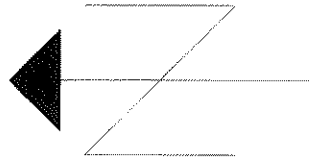
CONTACT PERSON- JOE TALBOT
2113 NE 87TH AVE VANCOUVER WA 98664
joetalbot@comcast.net
CELL (360)901-0946

TALBOT ESTATES

A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 31,
TOWNSHIP 5 NORTH, RANGE 3 EAST W.M.
CLARK COUNTY, WASHINGTON
PARCEL # 266120-000

TOTAL LAND AREA: 19.8 ACRES
NEW IMPERVIOUS AREA: 4,789 SQUARE FEET

5/7/09
SCALE: 1" = 100'



Owners of property
that were sent notice

NW 1/4 of Section 31 T5R2E WM

- Major Roads
- State
- State On-Ramp
- Interstate
- Interstate On-Ramp
- Primary Arterial
- Arterial
- Roads
- Municipal Jurisdiction
- Unincorporated
- Incorporated

Community Development (Development Serv

Plot Date: May 18, 2009

Map produced by:

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.



(Scale 1:5856.33) 200 0 200 400 600 800 Feet

